

NOTE:
ENTIRE SITE IS WITHIN 200'
RIVERBANK WETLAND.

ABUTTERS:

PLAT	LOT	N/F
62	604	DONIGIAN PARK LLC
62	308	OLNEYVILLE HOUSING CORP
62	309	PROVIDENCE REDEVELOPMENT AGENCY (VLP)
62	343	ADAM, ALI KARABACHI TRUSTEE
62	342	RAFAEL A MARTINEZ
62	338	RAFAEL A MARTINEZ
62	335	JUAN LANTIGUA
62	334	EDWARD J WIGGINS
62	555	EDWARD J WIGGINS
62	315	RAMON E HERNANDEZ
62	316	LOUIS WYSOCKI
62	318	LOUIS WYSOCKI
62	319	VANUSA C DEBRITO
62	314	RI HOUSING AND MORTGAGE CORP.
62	317	RI HOUSING AND MORTGAGE CORP.

ZONING REQUIREMENTS:
ZONE: R-M (MULTIFAMILY DWELLING DISTRICT)
SECTION 304- DIMENSIONAL REGULATIONS (ORD. 2009-39)
MINIMUM LOT SIZE: 5,000 SQ.FT.
MINIMUM LOT AREA PER DWELLING UNIT: 1,200 SQ.FT.
MINIMUM LOT FRONTAGE: 50 FEET

MINIMUM SETBACKS:
MAXIMUM TOTAL YARD REQUIRED: 30% OF LOT WIDTH.
FRONT YARD: 5% TO 15% OF LOT DEPTH*
SIDE YARD: 5 FEET FOR EACH YARD
REAR YARD: 25% OF LOT DEPTH, MAXIMUM 25 FEET.
MAXIMUM HEIGHT OF BUILDING: 30 FEET
MAXIMUM BUILDING STORIES: 6
BUILDING COVERAGE: 40%*

* THE REQUIRED FRONT YARD OF ANY LOT PROPOSED TO BE BUILT ON SHALL EQUAL THE AVERAGE OF THE ACTUAL FRONT YARDS, LAWFULLY ESTABLISHED ON LOTS WHOLLY OR PARTIALLY WITHIN 100 FEET IN BOTH DIRECTIONS, ON THE SAME SIDE OF THE STREET. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET, EXISTING BUILDINGS, WITHIN ONE HUNDRED (100) FEET IN BOTH DIRECTIONS, ON THE OPPOSITE SIDE MAY BE USED TO CALCULATE THE AVERAGE SETBACK. IF THERE ARE NO BUILDINGS ON THE SAME SIDE OF THE STREET OR THE OPPOSITE SIDE OF THE STREET, THE FRONT YARD SHALL BE BETWEEN 5% AND 15% OF THE LOT DEPTH. THE CALCULATION OF SUCH FRONT YARD SETBACK SHALL NOT INCLUDE ANY STRUCTURES PERMITTED TO EXTEND INTO A FRONT YARD BY SECTION 416. [ORD. 2009-39]

** LOT COVERAGE ON A CORNER LOT MAY BE INCREASED AN ADDITIONAL 5% OF THE LOT AREA.
IN-GROUND AND ABOVE-GROUND POOLS SHALL NOT BE CONSIDERED WHEN CALCULATING OVERALL LOT COVERAGE REQUIREMENTS STIPULATED IN THIS CODE. [ORD. 2003-29]

REFERENCES:
DEED REFERENCES:
-LAND EVIDENCE VOLUME 4908, PAGE 120.
-LAND EVIDENCE VOLUME 6998, PAGE 366.
-LAND EVIDENCE VOLUME 4629, PAGE 154.
-LAND EVIDENCE VOLUME 3835, PAGE 279.
-LAND EVIDENCE VOLUME 3484, PAGE 123.
-LAND EVIDENCE VOLUME 7919, PAGE 32.
-LAND EVIDENCE VOLUME 8934, PAGE 199.

PLAN REFERENCES:
-PLAN ENTITLED "CITY OF PROVIDENCE RI, PLAT NO.62"
SCALE: 1"=100'

FLOOD ZONE:
-SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE" AND ZONE "D" AS PER FLOOD INSURANCE RATE MAP, FEMA COMMUNITY PANEL NO: 44007C0304H, DATED APRIL 18, 2011.

GENERAL NOTES:
ALL ELECTRIC OVERHEAD DATUM IS NGVD 88 UNLESS NOTED OTHERWISE, SITE SURVEY IS ON STATE PLANE (RI3800) COORDINATE SYSTEM
UTILITY SERVICE LINE LOCATIONS UNKNOWN
TOTAL AREA (ALL PARCELS IN SURVEY): 15,658± SQ.FT. - APPROXIMATE TO RIVER / HIGH WATER
ALL DIMENSIONS ARE DEEDED DIMENSIONS UNLESS NOTED OTHERWISE

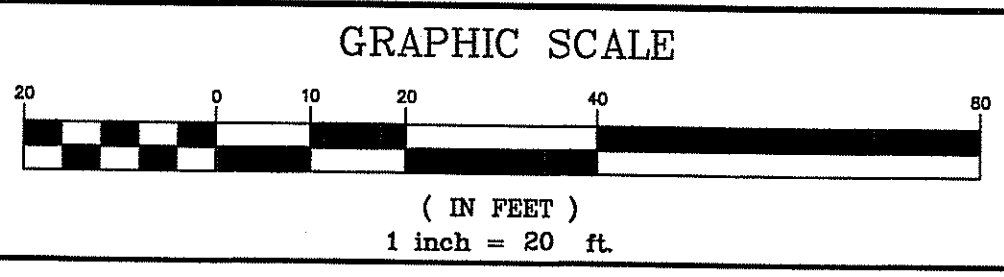
EXISTING LOT DATA

EXISTING LOT:	AREA (SQ.FT.)	OWNER
310	4,609	Olneyville Housing Corp. (OHC)
311	2,985	Rhode Island Housing Authority
312	3,075	Rhode Island Housing Authority
313	2,247	Rhode Island Housing Authority
314	2,352	Rhode Island Housing Authority
315	1,885	Providence Redevelopment Authority (PRA)
317	1,000	Rhode Island Housing Authority
TOTAL:	18,153	

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS

LEGEND:

- 50' - - - - - EXISTING CONTOUR
- - - - - EDGE OF PAVEMENT
- - - - - ABUTTING LOT LINE
- - - - - EXISTING WATER LINE
- - - - - GAS
- - - - - EXISTING GAS LINE
- - - - - SAN
- - - - - EXISTING SANITARY LINE
- - - - - EDGE OF RIVER BANK WETLAND
- - - - - TOP OF BLUFF
- - - - - 200' RIVER BANK WETLAND
- - ○ - ○ EXISTING FENCE
- UTILITY POLE
- REBAR FOUND
- SEWER MANHOLE
- CURB STOP
- WATER VALVE
- FIRE HYDRANT



NARRAGANSETT ENGINEERING INC.



MAIN OFFICE:
3102 EAST MAIN ROAD,
PORTSMOUTH, RI 02871
TEL : (401) 683-6630

www.nei-cds.com
SHEET TITLE
EXISTING CONDITIONS SURVEY PLAN

PROJECT APPLICANT:
OLNEYVILLE HOUSING CORPORATION,
66 CHAFFEE ST.
PROVIDENCE RI 02909.

OWNER OF RECORD
LOT: 310
KRACO REALTY LLC
25 AUDREY STREET
PROVIDENCE, RI 02909.

LOTS: 311,312, AND 313
RHODE ISLAND HOUSING & MTG. CORP.
AUDREY STREET
PROVIDENCE, RI 02909.

LOCATION
AUDREY STREET
PROVIDENCE, RI 02909.

PLAT: 62 LOTS: (see plan)

KAMAL HINGORANY
PROFESSIONAL LAND SURVEYOR
1916

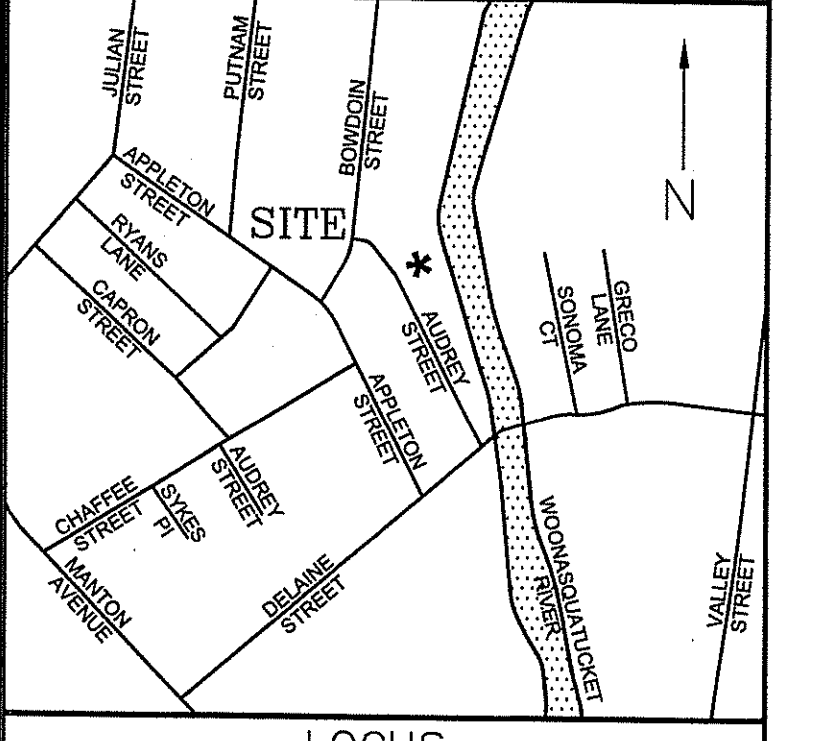
THIS SURVEY & PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS

02.11.13

PROJECT #	DATE	DRAWN	CHECK
12.0142	05-21-12	RBP	NKH

AS SPECIFIED IN THE LETTER OF APPROVAL DATED MAY 7 2013 FILE # 13-004
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION PROPERTY LINE

NO.	DATE	DESCRIPTION	BY



LOCUS

SHEET	SCALE
S.V. 01	1"=20'

REV.1 - 20UT

NOTE:
FLAGGED WETLAND EDGE SHOWN IS BASED ON DELINEATION BY B. FANEUF, PWS ECOSYSTEM SOLUTIONS INC.
DATED MAY 23, 2012

LOCATION OF SUBSURFACE UTILITIES REPRODUCED FROM FIELD SURVEY AND BEST AVAILABLE INFORMATION. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
DIG SAFE TEL.#1-800-344-7233 (1-800-DIG-SAFE).

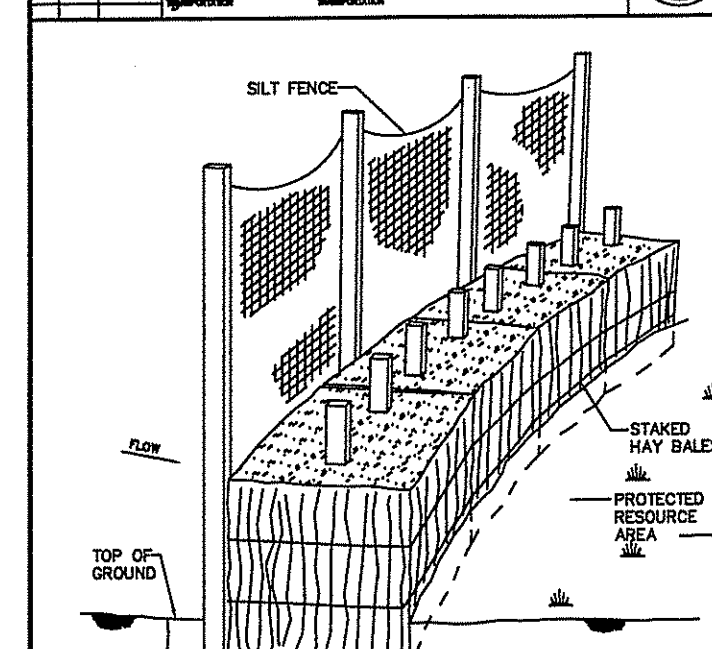
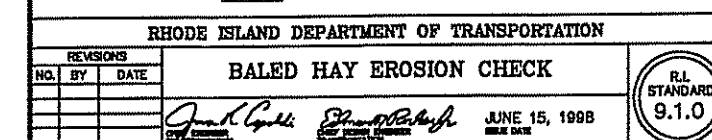
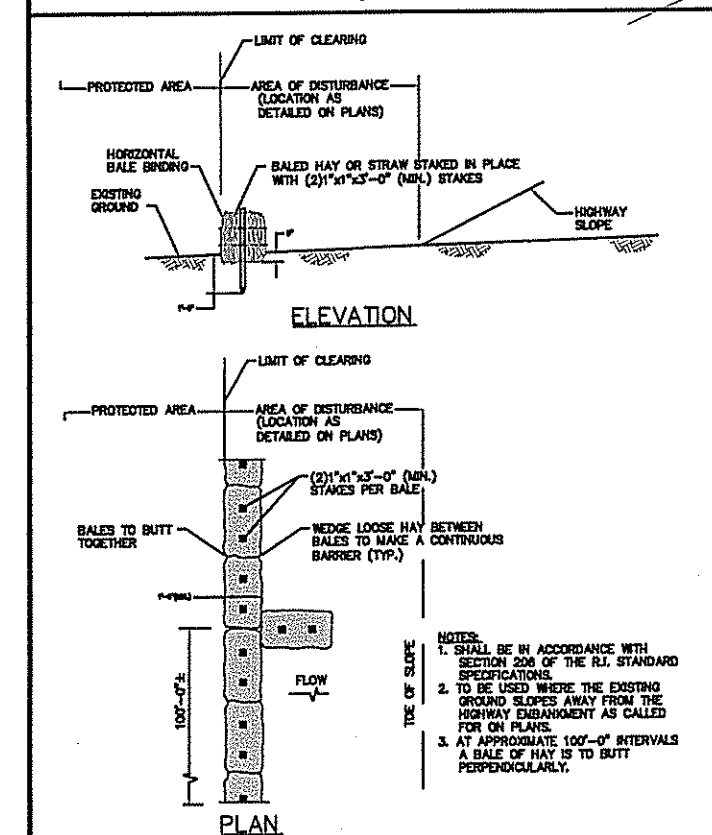
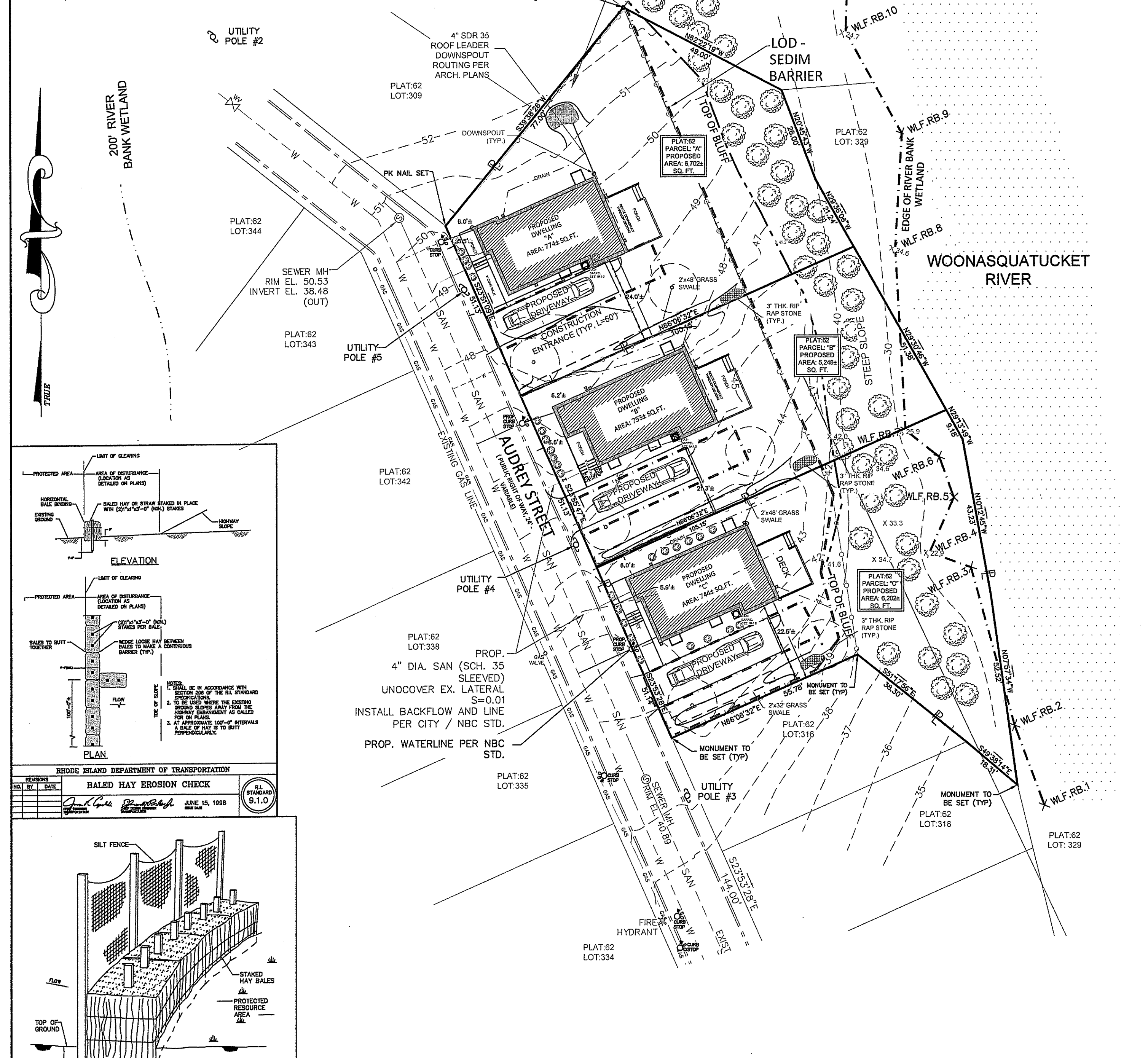
SEDIMENTATION & DUST CONTROL MEASURES:

1. SILT FENCE SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED AND LAWN IS CUT AT LEAST THREE TIMES.
2. SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. PUBLIC WORKS MAY REQUIRE SILT FENCE TO BE EXTENDED THE FULL LENGTH OF THE ROAD.
3. ALL TEMPORARY STOCK PILES AND LOOSE DIRT SHALL BE KEPT MOIST TO REDUCE DUST MIGRATION FROM THE SITE. CALCIUM CHLORIDE SHALL ONLY BE USED IF AN APPROVAL FROM THE PUBLIC WORKS HAS BEEN GRANTED. TEMPORARY STOCK PILES SHALL BE KEPT COVERED AT ALL TIME.
4. ANY SILT ACCUMULATIONS OUTSIDE OF SILT FENCE SHALL BE REMOVED WITHIN 24 HOURS. MULCH OR HAY SHALL COVER ANY DISTURBED AREA LEFT AFTER CLEANING.
5. SEDIMENTATION CONTROL SHALL BE MAINTAINED UNTIL ALL CONSTRUCTION IS COMPLETED AND GROUND IS SEEDED.

SEQUENCE OF CONSTRUCTION:

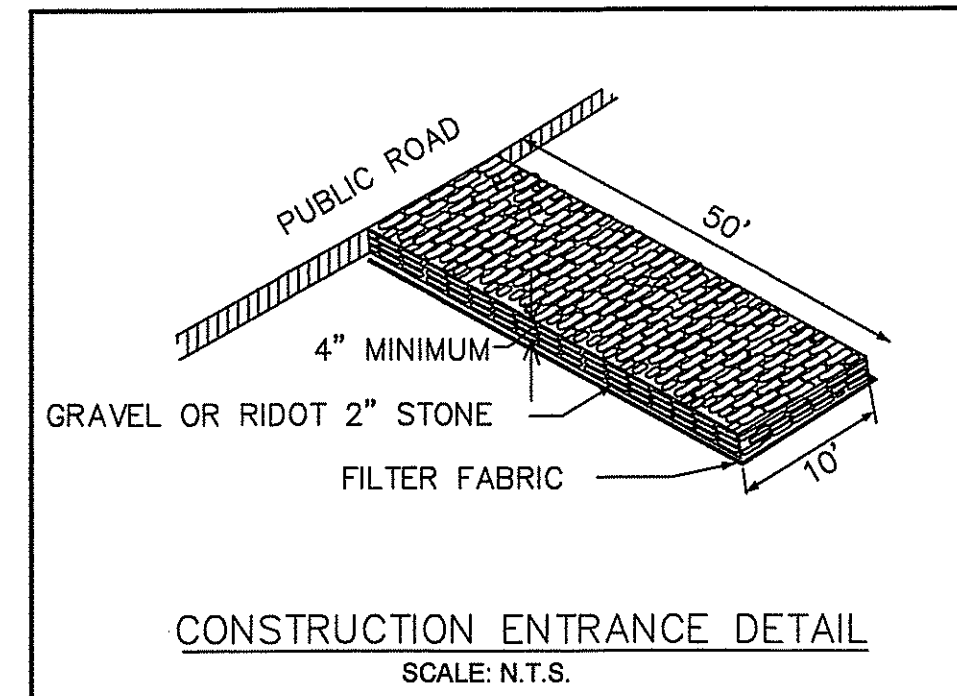
1. INSTALL SILT FENCE AS SHOWN ON THE PLAN
2. STRIP AND STOCK PILE OR REMOVE LOAM FROM PROPERTY.
3. INSTALL CONSTRUCTION ENTRANCE AND SEDIMENT CONTROLS.
4. EXCAVATE FOUNDATION, AND COMMENCE STRUCTURE FRAMING.
5. GRADE, LOAM AND SEED ALL DISTURBED AREAS.

THREE SOIL EVALUATIONS PERFORMED IN BACK YARD, ALL YIELD 4+ HTM



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NOTE:
ENTIRE SITE IS WITHIN 200' RIVERBANK WETLAND.



EXISTING	AREA (SQ.FT.)	OWNER
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FRONT YARD: 5% TO 15% OF LOT DEPTH*
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MAXIMUM HEIGHT OF BUILDING: 30 FEET
MAXIMUM BUILDING STORIES: 6
BUILDING COVERAGE: 40%*

NARRAGANSETT ENGINEERING INC.

MAIN OFFICE:
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PORTSMOUTH, RI 02871
TEL : (401) 683-6630

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PROPOSED SITE PLAN

PROJECT APPLICANT:
OLNEYVILLE HOUSING CORPORATION,
66 CHAFFEE ST.
PROVIDENCE RI 02909.

OWNER OF RECORD
(see table)

LOCATION
AUDREY STREET
PROVIDENCE, RI 02909.

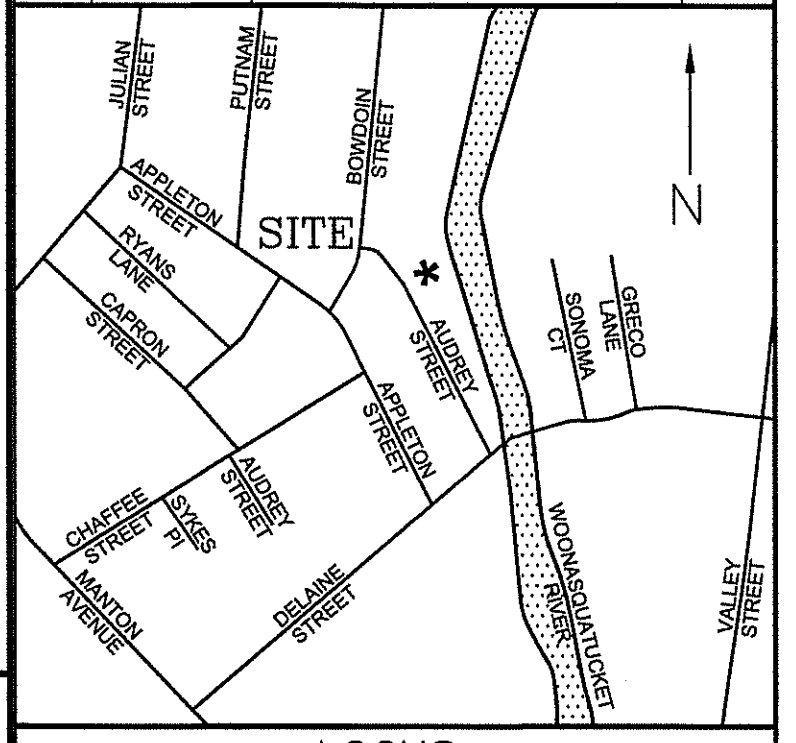
PLAT: 62 LOTS: (see table)

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
FRESHWATER WETLANDS PROGRAM
APPROVED WITH CONDITIONS
AS SPECIFIED IN THE LETTER OF APPROVAL
DATED MAY 7 2013 FILE # 13-0040
NO CHANGES ALLOWED WITHOUT PRIOR APPROVAL
APPROVED PLANS MUST BE AT CONSTRUCTION SITE

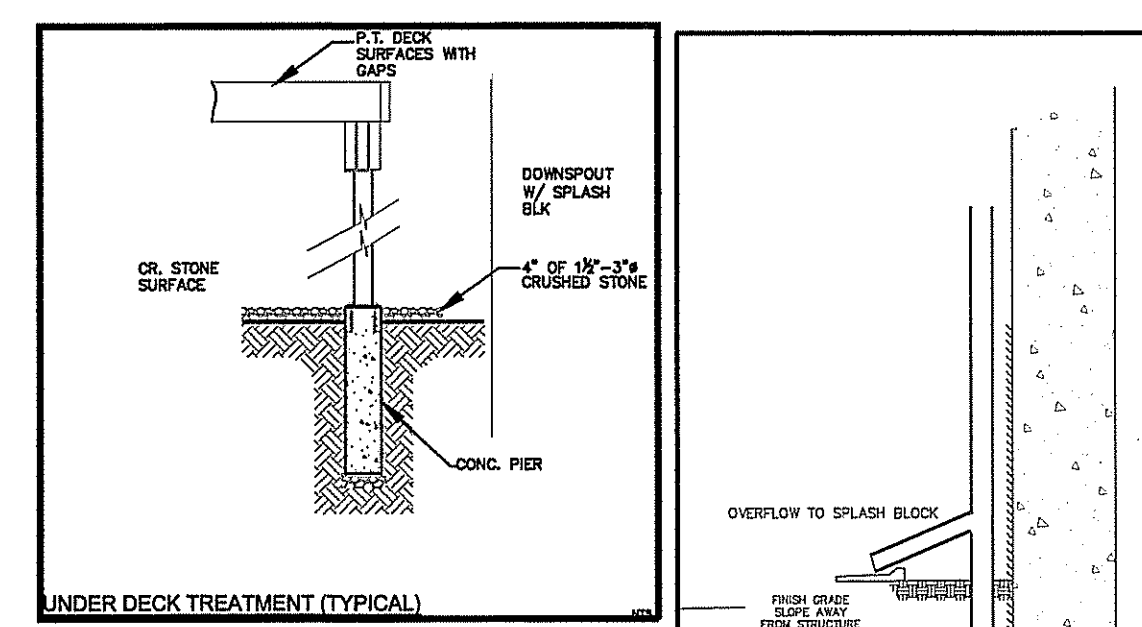
KAMAL R. HINGORANY
REGISTERED PROFESSIONAL ENGINEER
NO. 4089
04.25.13

PROJECT #	DATE	DRAWN	CHECK
12.0142	05-21-12	RBP	NKH

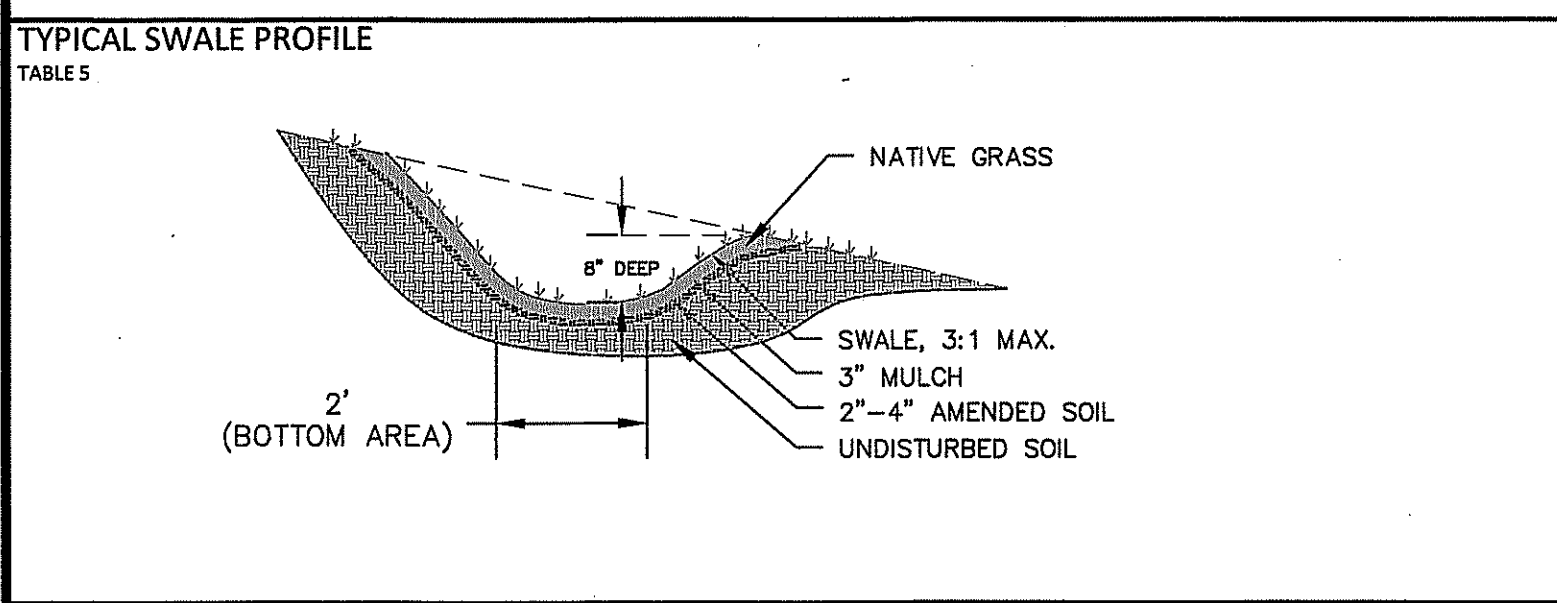
NO.	DATE	DESCRIPTION	BY
1	04.22.13	RIDEM REV.	NKH



LOCUS
SHEET C. 01
SCALE 1"=20'
REV. 1 - 20UT



INSTALL SAFETY FENCE AND RAIL AND STABILIZATION MEASURES ALONG TOP OF BLUFF PRIOR TO ANY CONSTRUCTION OR STAGING ACTIVITY WITHIN 10' OF EDGE



DRAINAGE MITIGATION CALCULATIONS (WQ ONLY)

LOT	EX. CREDIT (AREA)	STRUCTURE		DRIVEWAY		
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	
A		STRUCTURE PROPOSED (NET STRUCTURE)	774	234	500	SQ.FT.
		RAIN GARDEN	48 SQ.FT.	5x10'	96 SQ.FT.	(EQ. TO 600 SQ.FT.)
B		STRUCTURE 850	753	-97	300	SQ.FT.
					REQUIRED	96 SQ.FT.
C		GARAGE 240	744	-244	256	SQ.FT.
		GARAGE 778			REQUIRED	64 SQ.FT.
TOTAL: 1,038						
ALL UNITS SQ.FT. U/N/D						

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 - LAND EVIDENCE VOLUME 3484, PAGE 123.
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 - LAND EVIDENCE VOLUME 8934, PAGE 199.

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FLOOD ZONE:
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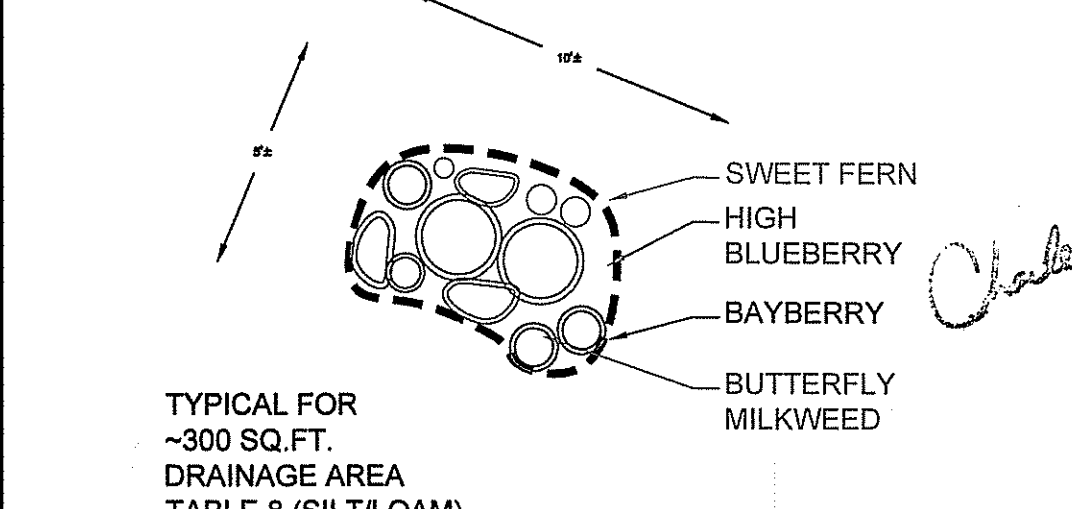
GENERAL NOTES:
ALL ELECTRIC OVERHEAD DATUM IS NGVD 88 UNLESS NOTED OTHERWISE, SITE SURVEY IS ON STATE PLANE (RI3800) COORDINATE SYSTEM

UTILITY SERVICE LINE LOCATIONS UNKNOWN

ALL DIMENSIONS ARE DEEDED DIMENSIONS UNLESS NOTED OTHERWISE

EXISTING IMPERVIOUS AREA (TOTAL): 2,338± SQ.FT.
TOTAL IMPERVIOUS (PROPOSED): 3,760± SQ.FT.

RAIN GARDEN LAYOUT LOT: "A"

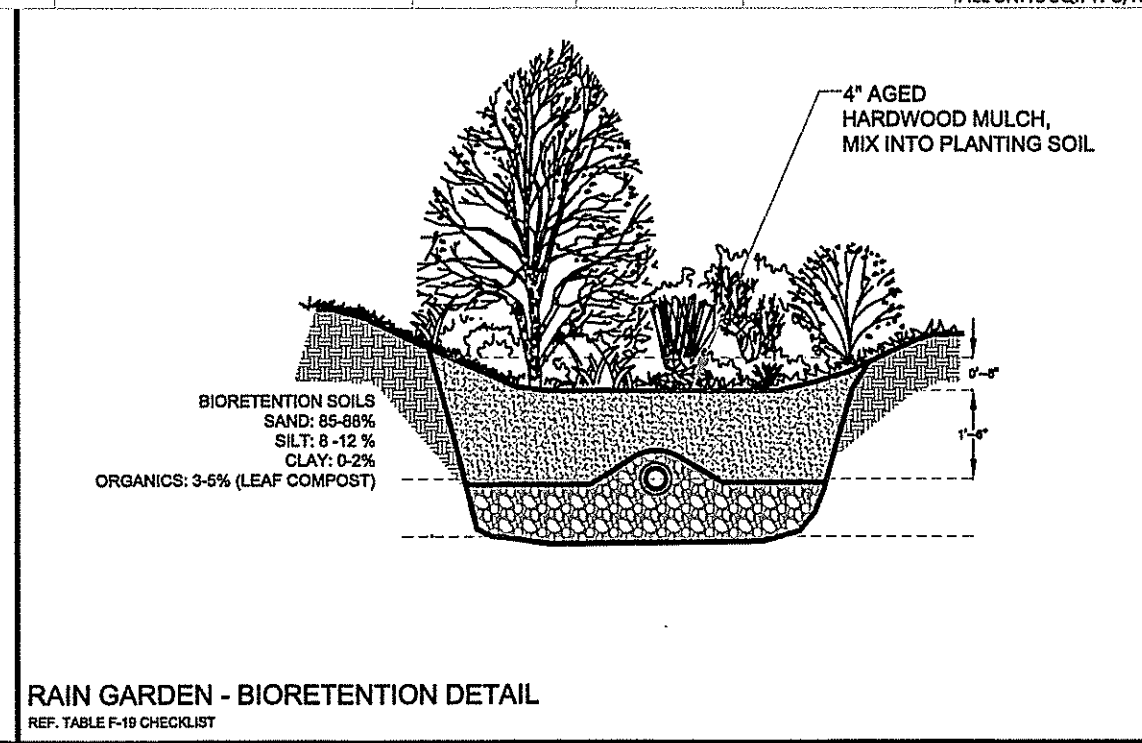


TYPICAL FOR ~300 SQ.FT. DRAINAGE AREA TABLE 8 (SILT/LOAM)

LEGEND:

- P — PROPERTY LINE
- - - 50 - - - EXISTING CONTOUR
- - - W - - - EDGE OF PAVEMENT
- - - W - - - ABUTTING LOT LINE
- - - GAS - - - EXISTING WATER LINE
- - - SAN - - - EXISTING GAS LINE
- - - SAN - - - EXISTING SANITARY LINE
- - - W - - - EDGE OF RIVER BANK WETLAND
- - - W - - - TOP OF BLUFF
- - - W - - - 200' RIVER BANK WETLAND
- - - W - - - 50' RIVER BANK SETBACK
- ○ ○ ○ ○ EXISTING FENCE
- ○ ○ ○ ○ PROPOSED FENCE
- ○ ○ ○ ○ UTILITY POLE
- ○ ○ ○ ○ REBAR FOUND
- ○ ○ ○ ○ SEWER MANHOLE
- ○ ○ ○ ○ CURB STOP
- ○ ○ ○ ○ WATER VALVE
- ○ ○ ○ ○ FIRE HYDRANT

GRAPHIC SCALE
0 10 20 30 40 50
(IN FEET)
1 inch = 20 ft.



RAIN GARDEN - BIORETENTION DETAIL
REF. TABLE #19 (SILT/LOAM)
LOCATION OF SUBSURFACE UTILITIES REPRODUCED FROM FIELD SURVEY AND BEST AVAILABLE INFORMATION. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION.
DIG SAFE TEL.#: 1-800-344-7233 (1-800-DIG-SAFE).